

027.0

0002

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,149,800 /

Total Card / 1,149,800

USE VALUE:

1,149,800 /

Total Parcel 1,149,800

ASSESSED:

1,149,800 /

1,149,800

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**
Patriot
Properties Inc.

No	Alt No	Direction/Street/City
105 -107		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PETERSEN ALLEN/KAPLAN DEBORAH	
Owner 2:	MOSKOWITZ MARC A/REBECCA P	
Owner 3:		

Street 1: 105 GRAFTON STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: PETERSEN ALLEN/ETAL -
Owner 2: KAPLAN DEBORAH -
Street 1: 105 GRAFTON STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1875, having primarily Vinyl Exterior and 3232 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description	
104		4950.000	691,700	3,300		454,800	1,149,800		
Total Card		0.114	691,700	3,300		454,800	1,149,800	Entered Lot Size	
Total Parcel		0.114	691,700	3,300		454,800	1,149,800	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card: 355.75			/Parcel: 355.75	Land Unit Type:	

PREVIOUS ASSESSMENT									Parcel ID	027.0-0002-0024.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	691,700	3300	4,950.	454,800	1,149,800		Year end	12/23/2021
2021	104	FV	660,100	3300	4,950.	454,800	1,118,200		Year End Roll	12/10/2020
2020	104	FV	660,200	3300	4,950.	454,800	1,118,300	1,118,300	Year End Roll	12/18/2019
2019	104	FV	486,700	3300	4,950.	483,200	973,200	973,200	Year End Roll	1/3/2019
2018	104	FV	486,700	3300	4,950.	352,500	842,500	842,500	Year End Roll	12/20/2017
2017	104	FV	396,200	2700	4,950.	307,000	705,900	705,900	Year End Roll	1/3/2017
2016	104	FV	396,200	2700	4,950.	261,500	660,400	660,400	Year End	1/4/2016
2015	104	FV	352,300	2700	4,950.	255,800	610,800	610,800	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSEN ALLEN/	32990-99		4/30/2001	Family		10	No	No	
MIGNANELLI ANTH	32564-103		3/27/2001		510,000	No	No		
SIMPSON TIMOTHY	29005-208		8/24/1998	Family		100	No	No	A

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
2/28/2020	308	Solar Pa	10,207	C					7/29/2017	MEAS&NOTICE	HS	Hanne S		
2/22/2019	232	Insulate	7,159	C					1/9/2014	Info Fm Prmt	EMK	Ellen K		
7/14/2017	876	Redo Kit	15,833	C					1/9/2014	Info Fm Prmt	EMK	Ellen K		
8/7/2013	1189	Manual	12,281	C					4/1/2009	Meas/Inspect	189	PATRIOT		
8/5/2013	1184	Manual	12,821	C					2/22/2005	Permit Visit	BR	B Rossignol		
9/14/2011	1119	Porch	4,000					repair front porch	6/15/2001	MLS	HC	Helen Chinal		
4/2/2004	213	Redo Bat	12,800	C				remodel second and	10/4/1999	Meas/Inspect	267	PATRIOT		
									8/16/1993		AJS			

Sign: VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

